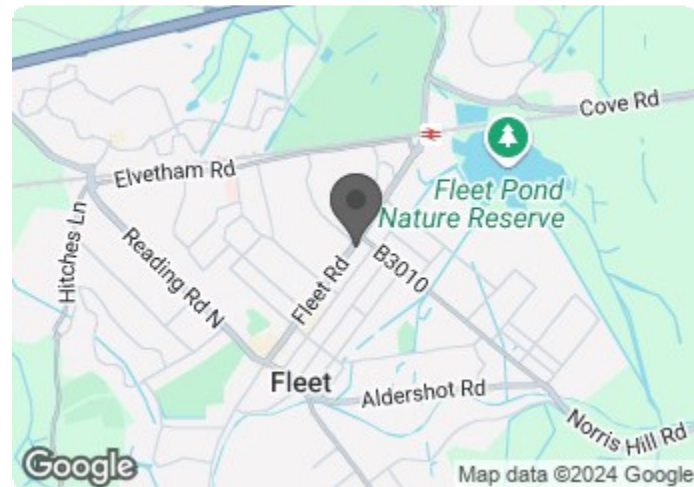


Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

25 Kings Place

101-105 Fleet Road, Fleet, GU51 3FS



Asking price £215,000 Leasehold

A beautifully presented bright and spacious TWO DOUBLE BEDROOM first floor apartment within this highly desirable retirement development specifically designed for later life independent living providing a little extra help when needed. Enjoy the table service restaurant, landscaped communal gardens, the impressive split level lounge for socialising plus a host of other services for a happy and relaxing retirement.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Kings Place, Fleet Road, Fleet

2 bed | £215,000

Summary

Kings Place is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s, this development comprises 63 one and two bedroom apartments. The development has an Estate Manager who leads the team and oversees the development. This delightful apartment has a modern fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower, two double bedrooms, a separate cloakroom/WC and a 24-hour emergency call system. Communal facilities include split-level homeowners lounge where social events and activities take place. Kings Place also features a smaller communal sun lounge with views of the landscaped gardens and surrounding areas. There are two fully equipped laundry rooms, a well-being suite/hairdressing salon and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply). There is a 24-hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Kings Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, two double bedrooms, shower room and second WC.

Living Room

A bright and extremely well-presented spacious living room benefiting a glazed patio door and window to side opening to a Juliet balcony. Feature fire surround with decorative electric fire. TV and telephone points. Sky & Sky+ points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Modern fully fitted kitchen with an extensive range of base and eye level units and drawers with contrasting worktop surfaces. Electronically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Integrated electric oven, ceramic hob, stainless steel cooker hood and integral fridge freezer.

Bedroom One

Double bedroom of very good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights and raised power and BT points. Large window.

Bedroom Two

A second double bedroom of excellent size. Window, ceiling light, raised electric power sockets and BT points.

Shower Room

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated mirror, shaver point, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room flooring, grab rails, wall mounted clothes airer, electric heated towel rail, emergency pull cord and ceiling spot light.

WC/Cloakroom

Partly tiled and fitted with suite comprising of Low level WC, wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your

Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service Charge: £13,252.44 per annum (for financial year end to 30/09/2025)

Leasehold

Lease 125 years from the 1st June 2015

Ground Rent: £510 per annum

Ground Rent review date: June 2030

Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum, Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

